

Ref. no. 02/auction notice/SHIRDI-I /2021-22

Dated: 26-11-2021

To,

Borrower: Sandip Bahusaheb Zarekar
Address : 759 Bhagyalaxmi Road
At Post Shirdi, Tal. Rahata, Dist. Ahmednagar-423109

Borrower: Sandip Bahusaheb Zarekar
Address: Shop no. 24 & 27, Sai Prasad Shopping Complex,
CTS no. 1043, Survey no. 171/8, Lower Ground Floor,
Pimpalwadi Road, At Post Shirdi, Tal. Rahata, District-Ahmednagar
Maharashtra-423109

By Regd. Post AD/Speed Post

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, SHIRDI-I branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our SHIRDI-I Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice. Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,


Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE



SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic/physical possession of which has been taken by the Authorised Officer of SHIRDI-I Branch of the Canara Bank., will be sold on "As is where is", "As is what is" and " Whatever there is" on 31-12-2021 for recovery of Rs. 20,27,543.04/- (Rupees Twenty Lakh Twenty Seven Thousand Five Hundred Forty Three and Four Paise) which is due along with interest and costs as on 14-11-2021 to the SHIRDI-I Branch of Canara Bank from Sandip Bahusaheb Zarekar.

DETAILS OF PROPERTY

Details & Full Description of the immovable & movable properties with known encumbrances, if any	Reserve Price	Earnest Money Deposit (EMD)	Known Encumbrance
Shop no. 24 & 27, Sai Prasad Shopping Complex, CTS no. 1043, Survey no. 171/8, Lower Ground Floor, Pimpalwadi Road, At Post Shirdi, Tal. Rahata, District-Ahmednagar, admeasuring 31.27 sq. mts. And bounded as North: Shop no. 23, 28, South: Shop no. 25, 26, East: Open Space, West: Open Space, Passage	Rs. 23,64,000/- (Rupees Twenty Three Lakh Sixty Four Thousand)	Rs. 2,36,400/- (Rupees Two Lakh Thirty Six Thousand Four Hundred Only) 29-12-2021 by 4.00 PM	Not Known to Bank

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Branch Manager, SHIRDI-I, Branch, Canara Bank, Mobile 919284053232; 9911554528 during office hours on any working day.

Portal of E-Auction: <https://indianbankseaction.com>

Date: 26-11-2021


AUTHORISED OFFICER
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26-11-2021

1. Name and Address of the Secured Creditor : CANARA BANK, SHIRDI-I BRANCH,
At 1st FLOOR, SHOPPING COMPLEX No. 2, NAGAR
PANCHAYAT, SHIRDI NAGAR, MANMAD ROAD-423109

**2. Name and Address of the
Borrower(s)/ Guarantor(s):**

1.	Borrower: Sandip Bahusaheb Zarekar Address : 759 Bhagyalaxmi Road At Post Shirdi, Tal. Rahata, Dist. Ahmednagar-423109 Borrower: Sandip Bahusaheb Zarekar Address: Shop no. 24 & 27, Sai Prasad Shopping Complex, CTS no. 1043, Survey no. 171/8, Lower Ground Floor, Pimpalwadi Road, At Post Shirdi, Tal. Rahata, District- Ahmednagar Maharashtra-423109
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3. Total liabilities as on 14-11-2021

: Rs. 20,27,543.04/- (Rupees Twenty Lakh Twenty
Seven Thousand Five Hundred Forty Three and
Four Paise)

4. (A) Mode of Auction:

: Online e-Auction.

(b) Details of Auction service provider:

: M/S CANBANK COMPUTER SERVICES
LTD. contact- 9480691777/8880531165/080-
23469661/62/64/65

(c) Date & Time of Auction:

: 31-12-2021 at 12:30 P.M. TO 1:30 P.M.

(d) Portal of E-Auction:

: <https://indianbankseauction.com>

5. Reserve Price:

: Rs. 23,64,000/- (Rupees Twenty Three Lakh Sixty
Four Thousand)

OTHER TERMS AND CONDITIONS

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.com> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorised Officer, on **18-12-2021 between 02.00 P.M. to 4.00 P.M.**

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of **Authorized Officer, Canara Bank, SHIRDI-I Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, A/c No. 6950296000002, IFSC Code: CNRB0006950** on or before **29-12-2021 till 4:00 pm**. Intending bidders shall hold valid digital signature certificate and E-mail address. For details with regard to digital signature please contact the service provider M/s Canbank Computer Services Ltd. Bangalore. (Contact no. 9480691777/8880531165/8898418010) Email- eauction@ccsl.co.in

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29-12-2021 before 5:00 PM**, to **Canara Bank, SHIRDI-I Branch**, by hand or by email.

- I. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- II. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- III. Bidders Name. Contact No. Address, E Mail Id.
- IV. Bidder's A/c details for online refund of EMD.

f) The intending bidders should register their names at portal <https://indianbankseaction.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/S CANBANK COMPUTER SERVICES LTD. contact- 9480691777/8880531165/080-23469661/62/64/65

g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 5,000/- (Rupees Five Thousands Only). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

j) For sale proceeds of Rs. 50,00,00/- (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized officer or the bank shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property or any other dues to the Government or anyone else in respect of the said properties.

n) The sale certificate shall be issued in the same name in which the bid is submitted.

- o) On the receipt of sale certificate, the purchaser shall take all necessary steps and make arrangement for registration of the property. All charges for conveyance, the existing and future statutory dues, if any payable by the borrower, stamp duty and registration charges etc. as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the local government/other dues payable to the government if any, informed subsequently
- p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach **Canara Bank Regional Office – Aurangabad-II or SHIRDI-I branch** who, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact **Branch Manager Canara Bank, SHIRDI-I Branch (9421561831)** OR the service provider **M/S CANBANK COMPUTER SERVICES LTD. contact- 9480691777/8880531165/080-23469661/62/64/65**
- r) The detailed terms and conditions are also available in the link "E-Auction" provided in the Canara Bank's website(www.canarabank.com)

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: RO Aurangabad

Date: 26-11-2021




Authorised Officer
CANARA BANK

केनरा बैंक



Canara Bank

अंतर/आंतरिक कार्यालय ज्ञापन/INTER/INTRA OFFICE MEMORANDUM

From:	To:
केनरा बैंक / CANARA BANK	The RO Head -CAC
SHIRDI-I BRANCH DP CODE 2770	Recovery and legal section
	RO Aurangabad-II
Our Ref.: 001a/reserveprice/2770/2020-21	Date: 25-11-2021

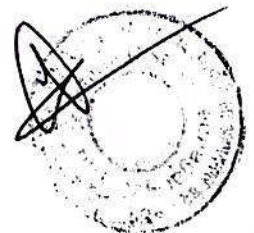
Sub: Fixation of Reserve Price - Sandip Bhausahab Zarekar (SHIRDI-I Branch DP CODE 2770) .

The subject borrower is a constituent of our SHIRDI-I branch of R.O. Aurangabad-II. The above said party has availed Traders scheme Loan of Rs. 1400000/- (FOURTEEN LAKHS)/- in the year 2015, the account slipped to NPA on 30-12-2017, with Total liability of Rs. 20,27,543.04/- due on 31-10-2021. SARFAESI action has been initiated in the account. SARFAESI demand Notice issued on 02-08-2018, Symbolic possession has been taken on 01-12-2018.

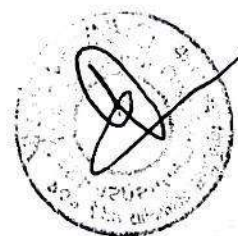
The branch has gone in for fresh valuation of the property on 06-08-2021 through our valuer i.e. SARFAESI valuer, H.H. Longani (Sarfaesi Valuer). The branch hereby recommends for fixing of reserve price of the security for issuance of sale notice.

DETAILS OF PROPERTY :

Sl No	Particulars of Account including nature of account	Sandip Bhausahab Zarekar
		Traders Scheme Loan no. 2770282000003
	Sanctioning Authority	Branch Manager
1	Date of SARFAESI Notice	02-08-2018
2	Date of Acknowledgement by borrower cum mortgagor	02-08-2018
3	Date of acknowledgement by guarantor cum mortgagor	02-08-2018
4	Date of Possession (SYMBOLIC)	01-12-2018
5	Date of publication in two Newspaper	02-08-2018



6	Date of NPA/ LPD	:	30-12-2017				
7	Credit facilities at the time of sanction of loan	:	Nil				
8	Present liability with up to date interest	:	Rs. 20,27,543.04/- as on 31-10-2021				
9	Detail of Security/ immovable property along with boundaries.	:	Shop no. 24 & 27, Sai Prasad Shopping Complex, CTS no. 1043, Survey no. 171/8, Lower Ground Floor, Pimpalwadi Road, At Post Shirdi, Tal. Rahata, District- Ahmednagar, admeasuring 31.27 sq. mts. And bounded as North: Shop no. 23, 28, South: Shop no. 25, 26, East: Open Space, West: Open Space, Passage				
10	Full details of hypothecated assets. (stock in trade/Plant and machinery)	:	Not Applicable				
11.	Value of security at the time of sanction of loan. (Plz mention the date of valuation and name of valuer)	:	<table><tr><th>Particulars</th><th>Assessed Value</th></tr><tr><td>Valuation/Project cost at the time of Sanction</td><td>Market Value Rs. 30,29,440/- Realizable Value Rs. _____/- Distress Value Rs. 27,26,500/-</td></tr></table>	Particulars	Assessed Value	Valuation/Project cost at the time of Sanction	Market Value Rs. 30,29,440/- Realizable Value Rs. _____/- Distress Value Rs. 27,26,500/-
Particulars	Assessed Value						
Valuation/Project cost at the time of Sanction	Market Value Rs. 30,29,440/- Realizable Value Rs. _____/- Distress Value Rs. 27,26,500/-						
12.	Present value of Security (Plz mention the date of valuation and name of valuer)	:	<table><tr><th>Particulars</th><th>Assessed Value</th></tr><tr><td>As per valuation report dated 06-08-2021 issued by H.H. Longani (Sarfaesi Valuer)</td><td>Market Value: Rs. 26,27,000/- Realizable Value: Rs. 23,64,000/-</td></tr></table>	Particulars	Assessed Value	As per valuation report dated 06-08-2021 issued by H.H. Longani (Sarfaesi Valuer)	Market Value: Rs. 26,27,000/- Realizable Value: Rs. 23,64,000/-
Particulars	Assessed Value						
As per valuation report dated 06-08-2021 issued by H.H. Longani (Sarfaesi Valuer)	Market Value: Rs. 26,27,000/- Realizable Value: Rs. 23,64,000/-						



			Distress Value: Rs. 21,02,000/-
13.	Branch recommendation for fixation of reserve price. (Plz submit views on reserve price for each property including stocks-in- trade)	:	Branch recommends that Realizable Value suggested by Sarfaesi Valuer H.H. Longani Rs. 23,64,000/- may be fixed as Reserve price.

Thank you

Yours faithfully

कृते केनरा बैंक, For CANARA BANK
 Branch Head
 वरिष्ठ प्रबंधक/Sr. Manager
 शिर्डी शाखा/Shirdi Br.

